



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: November 10, 2004 REPORT NO. HO-04-178

ATTENTION: Hearing Officer

SUBJECT: CEREZA STREET APARTMENTS
PTS PROJECT NUMBER 8482

LOCATION: South side of Cereza Street, east of Escuela Street and west of Haya Street

APPLICANT: Roger Reynolds

SUMMARY

Requested Action - Should the Hearing Officer approve a Site Development Permit to construct eight residential apartment units on a vacant 19,919 square foot site?

Staff Recommendation -

1. CERTIFY Negative Declaration No. 8482 and
2. APPROVE an application for Site Development Permit No.15187

Community Planning Group Recommendation - On May 17, 2004, the Encanto Neighborhoods Community Planning Group voted 9-0-0 to approve the project with conditions (see discussion below)

Environmental Review – A Negative Declaration LDR No. 8482, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines

BACKGROUND

The .46 acre site is located on the south side of Cereza Street, east of Escuela Street and west of Haya Street in the Lincoln Park neighborhood of the Encanto Neighborhood Community Planning area. The site is designated multi-family residential at a density of 15 to 17 dwelling units per acre, which would allow a maximum of eight units on the subject property. The

proposed request for eight apartment units on the 19,919 square foot lot would not adversely affect the community plan. The vacant site is zoned MF-2,500 (multi family) within of the Southeastern San Diego Planned District. The project is bounded by established single and multi-family residential developments to the west, east and north. Directly south of the lot is a single family dwelling.

A Site Development Permit is required as the Southeastern San Diego Planned District Ordinance section 103.1703 implies any residential development over four units requires a Southeastern San Diego Permit as processed through a Site Development Permit.

DISCUSSION

Project Description

The project proposes the development of two, four unit apartment buildings comprised of 5,124 square feet each. The individual units will contain a habitable area of 1,281 square feet each and will be comprised of three-bedrooms, two bathrooms, kitchen, combination living/dining room and a two car garage. The buildings will both face Cereza Street.

The development has been redesigned from its original concept from one building to now two separate buildings being proposed. The original design included one building without façade variations which in turn created a “wall” effect as view from the public right of way. The redesign broke up the bulk and scale of the development and created two buildings each separated 30-feet away from each other. The redesign moved the buildings towards the street which makes it consistent with the existing street pattern. The redesign also created a self policing development that allows the resident to participate in its security as well as security of the project. Building “A” will be set back 30-feet from the property line while Building “B” will be set back 30-feet behind Building “A” with a finished floor seven feet greater than Building “A” (see attachment 5). Landscape has been included adjacent and around each building to help further soften the building mass.

The project proposes to grade 19,315 square feet of the 19,919 square-foot site with 3,250 cubic yards of cut and fill at a depth not to exceed 10-feet. In addition, 90 cubic yards of fill is proposed to be imported on-site. All grading would be confined to the building footprint. The proposal also includes the construction of an exposed retaining wall that would be 5.5 feet in height and 40 feet in length. Site landscaping will include, 36-inch box Canary Island Pine as recommended by the Project First Class land use document.

The project will also include exterior usable open area identified as 114 square foot balconies and a child’s play area. The project complies fully with the Southeastern San Diego Planned District Ordinance by adhering to setback, height, Floor Area Ratio, diagonal dimensions, off-setting plan and parking requirements.

Community Planning Group

On May 17, 2004, the Encanto Neighborhoods Community Planning Group voted 9-0-0 to approve the project with conditions that include that the façade of each structure give the units some distinguishing look and that landscape design be reviewed by staff. City landscape staff has reviewed and recommends approval of the proposed project as it meets the requirements of the City's landscape ordinance and landscape standards. Staff has concluded that the proposed off-setting planes, diagonal plane dimension, and shade trees between each unit will distinguish the façade of each unit.

Conclusion

Staff has reviewed the proposed Site Development Permit and has determined the project is in conformance with the applicable sections of the San Diego Municipal Code Sections. Staff has determined the required findings can be supported as the project meets the applicable San Diego Municipal Code requirements regulating multi dwelling development, staff recommends approval of the project as proposed.

ALTERNATIVE

1. Approve Site Development Permit No. 15187, with modifications.
2. Deny Site Development Permit No. 15187, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

William Zounes, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Ownership Disclosure Statement

9. Project Chronology